



Ann Morgan &lt;morgana@grafton-ma.gov&gt;

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**Fwd: Public Comment Form:**

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**Nicole Larson** <larsonn@grafton-ma.gov>  
To: Ann Morgan <morgana@grafton-ma.gov>

Mon, Jun 27, 2016 at 7:21 PM

**Tricia Fay's Comments on Prentice Street**

----- Forwarded message -----

From: **Town of Grafton MA** <vtstdmailer@vt-s.net>  
Date: Tue, Jun 21, 2016 at 5:45 PM  
Subject: Public Comment Form:  
To: [planningdept@grafton-ma.gov](mailto:planningdept@grafton-ma.gov)

Submitted on Tuesday, June 21, 2016 - 5:45pm  
Submitted by anonymous user: 108.7.56.241  
Submitted values are:

Choose a Project: Prentice Place - 23 Prentice Street - North Grafton - 54  
Apartment Units - Potential 40B Projects  
First Name: PATRICIA  
Last Name: FAY  
Email Address: [fayp57@verizon.net](mailto:fayp57@verizon.net)  
Street Address: 5 Mathew Circle  
City: North Grafton  
State: Massachusetts  
Public Comment Disclaimer: I have read and understand the Public Comment  
Disclaimer.  
Comments:  
I am writing to ask that the B.O.S., Planning Department, and Z.B.A. not  
provide a letter of support to Prentice Street, LLC, for funding through the  
MHP.

The proposed project is not in the best interest of the neighbors of the  
development site. Traffic in this area is congested at best.

54 units on 2.5 acres, up to 3 stories, is not in character of the  
neighborhood. This property should have 4-5 2 stories residences. Under a  
regular multi-family permit, the property would be limited to a much smaller  
number of units and to two stories.

The Affordable Housing Trust has supported this project on the premise that  
the Town would be able to freeze further 40B developments for two years and  
have an opportunity to address "the development of appropriate measures to  
achieve our 10% requirement of affordable units". This statement alone  
goes to the notion that this proposed project is trying to fit a square peg  
in a round hole. It is unfair to have the full weight of the Town's  
reprieve lay on the shoulders of such a small neighborhood.

I am a direct abutter and feel that my quality of life, property value, and  
personal security are threatened by the influx of 54++ neighbors. I do not  
feel that trees can adequately screen three stories. I am only amenable to  
two stories and a fence at the property line.

The property will be defoliated, causing a severe impact to the character of  
the neighborhood as well as the wildlife that currently calls this  
neighborhood home. There are deer, fox, turkey, rabbit, woodchuck and a  
plethora of birds that will be impacted.

How will the impossible traffic be impacted by these new residents. How will a school bus navigate the tiny road? There are no sidewalks and visibility in both directions is difficult at best. With several three bedroom units, it is hard to believe that a number of the units will not have school-age children.

There appears to be only one egress to the property - what happens in an emergency? Can an ambulance get through if a car is blocking the driveway.

What about the 54+ units having natural gas lines. What safety measures will be taken to protect me and my property.

Will there be a fence to prevent trespass to my property and that of my neighbors.

What are the provisions for pets and lighting. If there are parking lot lights, will they be three stories also.

Why is the green area abutting the seasonal, residential abutter. Why can't the green space be configured to buffer the residences?

This project is too large, too tall, and just not fair.

These are just some of my concerns. I feel it inappropriate to support the project when there are too many concerns. Please do not put the cart before the horse.

Thank you for listening.....Tricia Fay

The results of this submission may be viewed at:  
<http://www.grafton-ma.gov/node/86623/submission/673>

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Kind Regards,

**Nicole Larson**

**Office Manager**

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